088.0	0002	0019.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	648,600 / 648,600
					USE VALUE:	648,600 / 648,600
					ASSESSED:	648,600 / 648,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		HAZEL TERR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FRIEDMAN BETH ANN
Owner 2:	
Owner 3:	
Street 1:	10 HAZEL TERR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 11,150 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1951, having primarily Wood Shingle Exterior and 1282 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11150.000	112,900	7,600	528,100	648,600
Total Card	0.256	112,900	7,600	528,100	648,600
Total Parcel	0.256	112,900	7,600	528,100	648,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 505.93 | /Parcel: 505.9

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct	55870
GIS Ref	
GIS Ref	
Insp Date	02/20/19

!7165!

PREVIOUS ASSESSMENT

Parcel ID: 088.0-0002-0019.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	112,900	7600	11,150.	528,200	648,700	648,700	Year End Roll	12/18/2019
2019	101	FV	159,600	7600	11,150.	535,700	702,900	702,900	Year End Roll	1/3/2019
2018	101	FV	159,600	7600	11,150.	399,900	567,100	567,100	Year End Roll	12/20/2017
2017	101	FV	159,600	7600	11,150.	362,200	529,400	529,400	Year End Roll	1/3/2017
2016	101	FV	159,600	7600	11,150.	347,100	514,300	514,300	Year End	1/4/2016
2015	101	FV	158,900	7600	11,150.	294,300	460,800	460,800	Year End Roll	12/11/2014
2014	101	FV	158,900	7600	11,150.	279,200	445,700	445,700	Year End Roll	12/16/2013
2013	101	FV	158,900	7600	11,150.	265,600	432,100	432,100		12/13/2012

PRINT

Date	Time
12/10/20	21:50:22

LAST REV

Date	Time
10/16/19	15:56:22
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 7165

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	21050-274		3/1/1991		163,000	No	No		Y

USER DEFINED

Prior Id # 1:	55870
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/30/2001	613	Redo Bat	4,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
2/20/2019	Meas/Inspect	DGM	D Mann
10/5/2018	MEAS&NOTICE	CC	Chris C
12/3/2008	Meas/Inspect	189	PATRIOT
3/9/2000	Inspected	276	PATRIOT
1/27/2000	Mailer Sent		
1/27/2000	Measured	197	PATRIOT
8/4/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11150		Sq. Ft.	Site		0	70.	0.68	5									528,149						528,100	

Total AC/HA: 0.25597 | Total SF/SM: 11150 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 528,149 | Spl Credit | Total: 528,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	6 - Slab		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1951	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	3 - Electric		
Heat Type:	6 - Elec Base/B		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:	AT - A.T.B.	30.	%
Override:			%
	Total:	51.7	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.96049803
Adj $ / SQ:	123.184
Other Features:	75750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	233672
Depreciation:	120808
Depreciated Total:	112863

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 5			BRs: 2				Baths: 1		HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2001
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

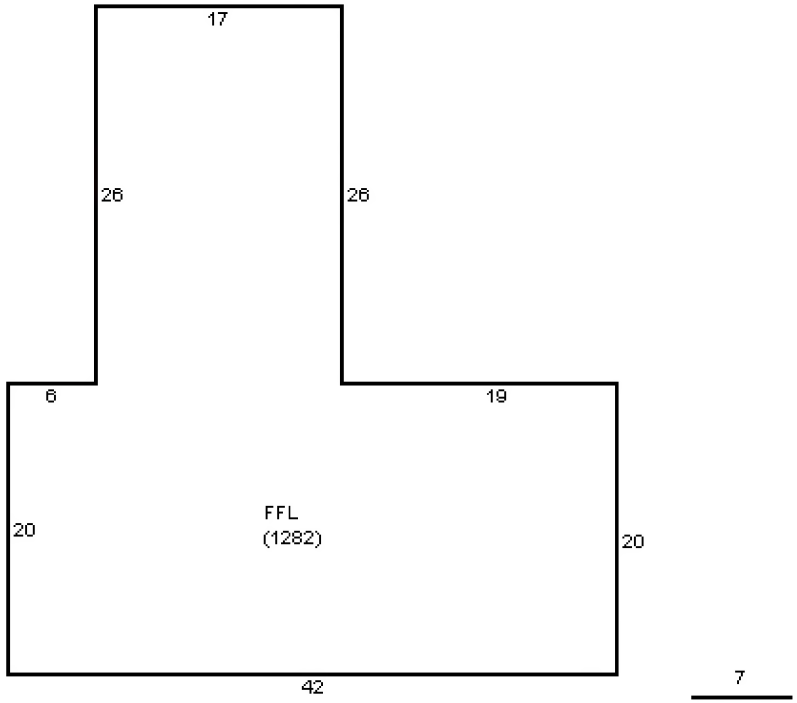
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	123.18
Special Features:	0	Val/Su Net:	88.07
Final Total:	112900	Val/Su SzAd	88.07

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,282	123.180	157,922
Net Sketched Area:		1,282	Total:	157,922
Size Ad	1282	Gross Are	1282	FinArea 1282

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 088.0-0002-0019.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	26X26	A	AV	1952	18.70	T	40	101			7,600			7,600

More: N | Total Yard Items: 7,600 | Total Special Featues: | Total: 7,600